

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <del>30,073</del>	School Impact \$ <u>7,820</u>

BLDG PERMIT NO.
FILE # <u>SPR-2007-135</u>

# 30,073

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1237 Bookcliff Ave TAX SCHEDULE NO. 2945-122-42-002  
SUBDIVISION ARLINGTON POINTE SUB. SQ. FT. OF EXISTING BLDG(S) N/A  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 18,037  
OWNER MILLER MARAIS LLC MULTI-FAMILY:  
ADDRESS 140 S. Peach NO. OF DWELLING UNITS: BEFORE 0 AFTER 17  
CITY/STATE/ZIP Junta CO 81521 CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 3  
CONSTRUCTION  
APPLICANT AS ABOVE USE OF ALL EXISTING BLDG(S) Resid.  
ADDRESS \_\_\_\_\_ CONSTR. Fence 6' + 10x20 Shed. ←  
CITY/STATE/ZIP \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE:  
TELEPHONE (970) 250-5236 17 Single Fam Attached units  
Phase I +

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

**PAVED APPROVED SITE PLAN**

ZONE <u>R-24</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>1-2 spaces per unit</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLAN. THIS PERMIT IS FOR PHASE 1 ONLY 17 UNITS OUT OF A TOTAL OF 28.</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>80%</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 6/30/08  
Department Approval [Signature] Date 7/25/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21149</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/1/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)